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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A TRULY EXCEPTIONAL 4 BEDROOMED 2 BATHROOMED
DETACHED DORMER STYLE BUNGALOW
WITH ATTRACTIVE MODERN APPOINTMENT PLEASANTLY SITUATED
IN A QUIET RESIDENTIAL CUL-DE-SAC WITHIN THIS VILLAGE.
3 MILES WIGTON, 12 MILES COCKERMOUTH, 13 MILES CARLISLE

14 HOWGILL CLOSE, BOLTON LOW HOUSES, WIGTON, CA7 8PG



PRICE REGION £260,000

THIS VERY DESIRABLE SPACIOUS FAMILY HOME PROVIDES;
ON THE GROUND FLOOR; RECEPTION HALLWAY WITH GALLERIED LANDING,
LIVING ROOM, DINING ROOM, BREAKFAST KITCHEN, UTILITY ROOM, CLOAKROOM,
TWO BEDROOMS ONE EN-SUITE SHOWER ROOM,
WHILST UPSTAIRS ARE TWO FURTHER BEDROOMS, STUDY AND BATHROOM.
INTEGRATED GARAGE, GARDEN FRONT AND REAR.
GAS CENTRAL HEATING & DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - TELEPHONE 016973 32018

Directions

Bolton Low Houses is just off the A595 3 miles South of Wigton and therefore is convenient for commuting and within 10 minutes drive of the Lake District National Park. Howgill Close is off the village road and no. 14 is at the head of the close.

General Description

The superior accommodation provides;

GROUND FLOOR

Spacious Reception Hallway



With balustraded stairs and galleried landing, door to **Integral Garage** 15'10" x 10'7" with power, light, water and gas boiler.

Dining Kitchen



13' x 10'6". A good range of floor and wall mounted units incorporating extensive worksurfaces, 1 ½ bowl stainless steel sink, integrated dishwasher fridge, electric oven and grill, gas hob with cooker hood, corner dining space.

Utility

Stainless steel sink, plumbed for washing machine.

Cloakroom

W.C. and wash hand basin, ½ tiled.

Dining Room



10'6" x 10'6". Double French Doors to rear garden.

Living Room



16' x 12'7". Attractive open living flame gas fire and surround, Double French Doors to rear garden.

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

Master Bedroom



14' x 13'3" overall including 3 piece shower room with corner shower, thermostatic control, WC and wash hand basin, tiled surrounds.

Bedroom

10'7" x 9'8" plus built in wardrobe.

Bedroom



13'9" x 12'6" plus 2 built in wardrobes/cupboards, gable window.

Study

7'5" x 7'1"

Velux window.

FIRST FLOOR



Spacious display landing with 2 Velux windows.

Bathroom



8' x 7'. Fully tiled walls, white 3 piece suite, Velux window.

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Bedroom



16'9" x 10'10". North and South facing Velux windows and walk in airing cupboard.

OUTSIDE

Front lawn and paved parking.. Private rear raised lawned garden.

SERVICES

Mains water, electric and drains, double glazing and gas central heating.

COUNCIL TAX

Band 'D'

VIEWING

Strictly by appointment through the Agents, Hopes of Wigton, 016973 43641.



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